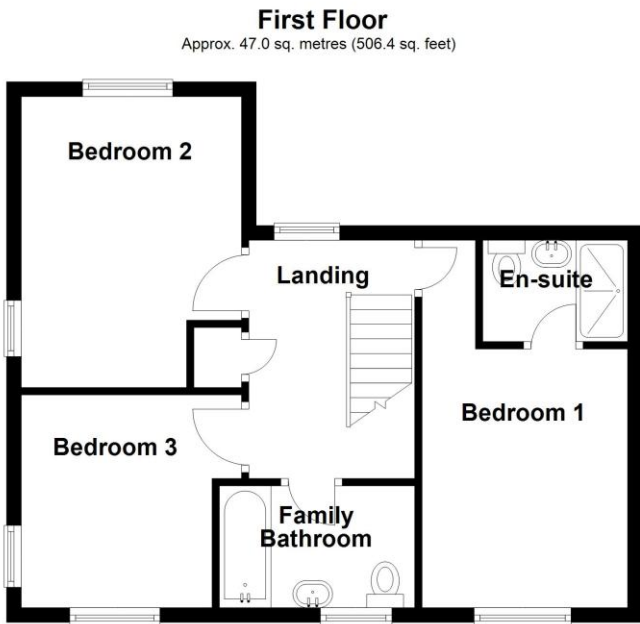
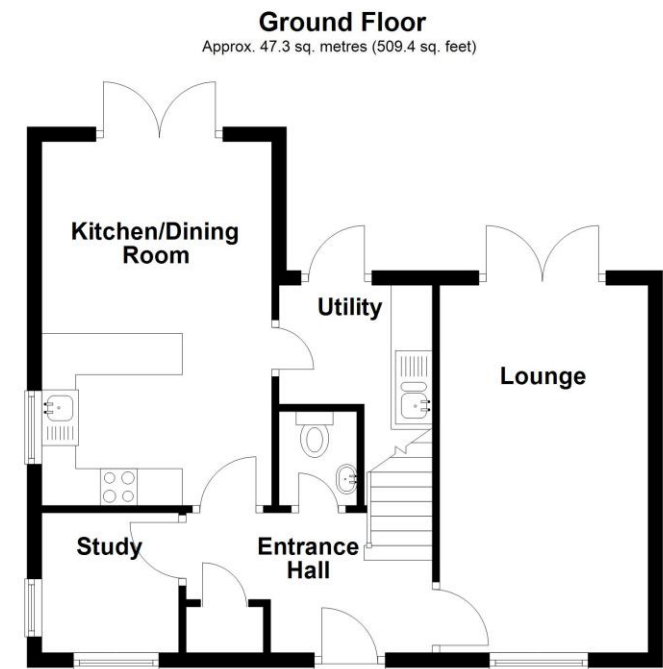


Newton Abbot Way, Bourne,  
Lincolnshire

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 94.4 sq. metres (1015.8 sq. feet)



62 Newton Abbot Way, Bourne, Lincolnshire, PE10 0ZA

£299,950 Freehold

Winkworth are delighted to present to the market this immaculate three-bedroom detached home, situated within the popular Elsea Park development.

The property offers well-balanced and spacious accommodation, comprising a modern kitchen/dining room, lounge, study, utility room and downstairs cloakroom to the ground floor. To the first floor, the principal bedroom benefits from an en-suite shower room, alongside two further double bedrooms and a family bathroom.

Outside, the home enjoys a good-sized rear garden, while a driveway to the side provides off-road parking for two vehicles.

Further benefits include gas central heating via a combi boiler, uPVC double glazing throughout, and approximately eight years remaining on the NHBC warranty.

Early viewing is strongly recommended — please call 01778 392807 to arrange your appointment.

Winkworth Bourne | 01778392807 |  
bourne@winkworth.co.uk  
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## ACCOMMODATION

**Entrance Hall** - With wood effect flooring, uPVC double glazed windows either side of the front door, storage cupboard, stairs to the first floor, radiator and power points

**Downstairs Cloakroom** - With wood effect flooring, low level WC, wash hand basin, radiator and extractor fan

**Study** - 6'3" x 6'1" (1.9m x 1.85m) uPVC double glazed windows to the front and side, radiator, power points and wood effect flooring

**Kitchen/Diner** - 16'3" x 10'3" (4.95m x 3.12m) With wood effect flooring, modern style kitchen with built in fridge/freezer, built in dishwasher, eye-level oven, gas hob with extractor fan above and uPVC double glazed window overlooking the side. The dining room end features uPVC double glazed patio doors onto the rear garden with window either side, power points, radiator and wood effect flooring.

**Utility Room** - 6'6" x 5'4" (1.98m x 1.63m) Accessed from the kitchen/diner, there is wood effect flooring, radiator, cupboard housing combi boiler, built in washing machine, one a half bowl sink unit with cupboard below and door to the rear garden



**Lounge** - 16'5" x 9'9" (5m x 2.97m) Dual aspect room with uPVC double glazed window to the front and uPVC double glazed patio doors and windows to the rear overlooking the garden, power points, TV point and radiator.

**First Floor Landing** - UPVC double glazed window to the rear, radiator, power points, access to the loft and airing cupboard

**Bedroom One** - 16'6" x 10'1" (5.03m x 3.07m) UPVC double glazed window to the front, power points, radiator and door through to the En suite.

**En Suite** - With wood effect flooring, part tiled walls, three-piece suite comprising double shower cubicle, low level WC, wash hand basin, radiator and uPVC double glazed frosted window.

**Bedroom Two** - 12'9" x 9'9" (3.89m x 2.97m) Dual aspect uPVC double glazed windows to the rear and side, radiator and power points

**Bedroom Three** - 9'9" x 9'6" (2.97m x 2.9m) Dual aspect uPVC double glazed windows to the front and side, power points and radiator

**Family Bathroom** - Modern fitted suite comprising panelled bath, wash hand basin, low level WC, wood effect flooring, part tiled walls, radiator, extractor fan and uPVC double glazed frosted window.

**Outside** - Outside to the side there is a driveway providing off road parking for two cars.

The rear of the property features a paved patio leading onto a lawned garden with shed, fencing to all side and gated side access.

## LOCAL AUTHORITY

South Kesteven

## COUNCIL TAX BAND

C

